

From: [Larsen, Kelli L ENV:EX](#)
To: s.22
Cc: [Protection Division, Environmental](#)
Subject: RE: FW: Environmental concern
Date: Thursday, November 23, 2017 1:46:00 PM

Hi s.22

The Land Remediation Section does not have any records for the two Parcel ID's you provided in your email below. In the case of a gas station, normally when a demolition permit is required from the local government, the provincial site profile process is triggered. We did not receive a site profile from the Town of Princeton in relation to a demolition permit. I will follow up with Rick Zerr at the Town of Princeton to determine if a demolition permit was required for the works described below or if an exemption from submitting a site profile was applicable (see Contaminated Sites Regulation, section 4).

If a site profile was not required for demolition, there is another trigger for submitting a site profile form directly to the ministry – for site decommissioning. The removal of tanks and buildings would constitute site decommissioning. As such, the ministry will send a letter to the current property owner notifying them of their obligations under the *Environmental Management Act* and Contaminated Sites Regulation with respect to the submission of a site profile.

Thank you for bringing this matter to our attention.

If you have any further questions regarding this matter, please contact me directly.

Regards,

Kelli Larsen

Senior Contaminated Sites Officer
Land Remediation Section
Ministry of Environment and Climate Change Strategy
Phone: 604-582-5246

 *Please consider the environment before printing this email.*

From: Protection Division, Environmental
Sent: Monday, November 20, 2017 1:28 PM
To: s.22
Subject: FW: Environmental concern

Good afternoon s.22

I apologize for the delay in responding. Your message has been forwarded to appropriate staff in our regional office and they will review your concerns as soon as possible.

Sincerely,

Brett Yerex

Office Assistant

Environmental Protection Division | BC Ministry of Environment & Climate Change Strategy



Ministry of
Environment

From: s.22

Sent: Sunday, November 19, 2017 11:39 AM

To: Protection Division, Environmental

Cc: ec.percrpy-percpry.ec@canada.ca

Subject: Fw: Environmental concern

To Whom it May Concern,

I would appreciate a response to my questions and concerns, email below, regarding the negative environmental impact this situation has put the Town of Princeton residents in. I am not getting any answers from the municipality and have some grave concerns with the Town's lack of transparency and disregard concerning the welfare of its residents.

Thank you for your attention in this matter,

s.22

From: s.22

Sent: November 15, 2017 2:02 PM

To: envprotdiv@Victoria1.gov.bc.ca

Cc: s.22

Subject: Environmental concern

Dear Sir/Madam,

s.22 ; a property in PrincetonBC, that has been since demolished and old tanks removed, having an address of:

271 BRIDGE ST PRINCETON VOX 1W0

Lot 1 Block 3 Plan KAP37 District Lot 706 Land District 59 Portion SHOWN ON PL B3683

PID: 005-023-564

Lot 1 Block 3 Plan KAP3428B District Lot 706 Land District 59

PID: 005-023-572

Parcel Z Block 3 Plan KAP37 District Lot 706 Land District 59 (DD M27157) OF THAT PART OF LOT 9 SHOWN AS PARCEL C ON PLAN B1967

PID: 005-023-581

Year Built 1930

Description Automotive Centre

Area-Jurisdiction-Roll 17-562-00233.000

I inquired to the Town of Princeton for a copy of the environmental report since this was an old gas station dating back to 1930. I believe it remained a station until the 1990's. The CAO, Rick Zerr, informed me they did not require an environmental study when they demolished the building (approx Aug 2017) and removed the old tanks from the ground on said property. This has me very concerned as^{s.22}

s.22 the environmental issues and possible asbestos. How is it that a Municipality can proceed with demolition without the precautions and studies required by law? Is there a different standard for a municipality and a private investor?

I would appreciate your attention on this matter.

Thank you,

s.22

From: [Larsen, Kelli L ENV:EX](#)
To: s.22
Cc: [Protection Division, Environmental](#)
Subject: RE: FW: Environmental concern
Date: Wednesday, November 29, 2017 10:54:00 AM

Hi s.22

I have spoken to Rick Zerr from the Town of Princeton regarding this site.

Based on our discussion, it appears that the demolition activities qualify for an exemption from submitted a site profile form to the ministry. As per the Contaminated Sites Regulation section 4(9), a person is not required to submit a site profile for demolition if the demolition does not involve any disturbance or excavation of soil other than which is incidental to the demolition. It should also be noted that the fuel tanks for the gas station were removed back in the 90's when the station stopped operating. The tank that was removed was an old heating oil tank.

In addition, since the station actually shut down and removed the fuelling facilities prior to the existence of the Contaminated Sites Regulation (ie. before the site profile requirements existed), there is no legal responsibility to submit a site profile for decommissioning at this time.

If the Town of Princeton choses to sell or redevelop this property, the site profile process will be triggered if there is an application for rezoning, subdivision, or development permit and thus a site investigation will be required at that time. The City is aware of these requirements and understands the triggers for submitted site profiles.

With regards to your concerns about asbestos, that is regulated under the Hazardous Waste Regulation and outside my area of work. However, Rick Zerr indicated that any asbestos containing materials were removed by a qualified contractor prior to demolition of the building and the Town has records indicating such.

Based on the above, no further action is required by the Town of Princeton at this time.

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Kelli Larsen

Senior Contaminated Sites Officer
Land Remediation Section
Ministry of Environment and Climate Change Strategy
Phone: 604-582-5246

 Please consider the environment before printing this email.

From: s.22
Sent: Wednesday, November 29, 2017 9:56 AM
To: Larsen, Kelli L ENV:EX
Cc: Protection Division, Environmental
Subject: Re: FW: Environmental concern

Thank you for your response. I also wanted to let you know that the Contractor that demolished the site is the manager of our local dump and all materials were also brought to the dump. During the demolition clouds of dust was sent everywhere throughout the downtown business core with adjacent residential properties. This is very concerning given the environmental concerns/impact with asbestos etc.

I would appreciate if you could please keep me updated and if you require further information I am happy to assist.

Thank you,

s.22

From: Larsen, Kelli L ENV:EX <Kelli.Larsen@gov.bc.ca>

Sent: November 23, 2017 2:46:28 PM

To: s.22

Cc: Protection Division, Environmental

Subject: RE: FW: Environmental concern

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Thank you,

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From: [Larsen, Kelli L ENV:EX](#)
To: [Larsen, Kelli L ENV:EX](#)
Subject: 2017-11-29 google earth image
Date: Wednesday, November 29, 2017 2:00:59 PM
Attachments: [GoogleEarth Image.jpg](#)

Google Earth streams the world over wired and wireless networks enabling users to virtually go anywhere on the planet and see places in photographic detail. This is not like any map you have ever seen. This is a 3D model of the real world, based on real satellite images combined with maps, guides to restaurants, hotels, entertainment, businesses and more. You can zoom from space to street level instantly and then pan or jump from place to place, city to city, even country to country.

Get Google Earth. Put the world in perspective.

(<http://earth.google.com>)

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Note to file: 271 Bridge Street, Princeton

Kelli Larsen

November 29, 2017

Spoke to Rick Zerr, CAO for Town of Princeton today regarding this complaint:

- Town of Princeton took control of this site through tax default
- Building was formerly used for auto repair (and prior to that, gas station) and vacated
- Building was deemed unsafe (squatters etc.) and needed to be demolished for public safety reasons
- Prior to demolition, asbestos was removed from piping material
- A heating oil tank was discovered partially under the road and was removed
- The tanks relating to the gas station were removed when the gas station shut down
- If the Town decides to sell the property or redevelop, it will complete a site investigation

Based on the information provided, there is no trigger to submit a site profile for decommissioning as the station shut down prior to April 1, 1997. Also, the CSR section 4(9) exemption for demolition applies; therefore, the Town was not obligated to forward a site profile prior to demolition.

The site profile process will be triggered upon redevelopment of the site. There is no evidence of contamination or high risk conditions at this time. No further action is required in response to this complaint (see email sent to complainant).

Updated January 16, 2018

- Subsequent communication with complainant indicated that the fuel tanks from the gas station were actually removed as part of the demolition of the site.
- KLL contacted the demolition contractor, JR Contracting, s.22 completed the demolition and indicated that 3 tanks were removed (2 – 2,000 gallon steel tanks from the old gas station and one fuel oil tank). The gas station fuel tanks were actually beneath the road, not the fuel oil tank. However, the tanks had been decommissioned in place and were full of gravel. He did not notice any fuel odor when removing the tanks. He provided 2 photos of the demo.
- Further discussion with the interim CAO (Bob Wilson), the gas station stopped operation in the early 1970's.
- Requested further information from Bob Wilson regarding the auto repair business

From: s.22
To: [Larsen, Kelli L ENV:EX](#)
Subject: Re: FW: Environmental concern
Date: Wednesday, December 20, 2017 2:04:46 PM

Kelli,

Please call s.22 as he is the person who removed these tanks. I just spoke to him and he told me he did remove the underground gasoline tanks and they were dry and they were not in use for 50 years and he received the permits from the Town of Princeton. He also has pictures of said tanks. He can be reached at s.22.

Thanks,
s.22

From: Larsen, Kelli L ENV:EX
Sent: December 20, 2017 10:35:01 AM
To: s.22
Subject: RE: FW: Environmental concern
Hi s.22

Please provide me with evidence that 3 underground gas tanks were removed from the site. Once I receive that information, I can determine the best approach to resolving any outstanding compliance issues at this property.

Regards,

Kelli Larsen

Senior Contaminated Sites Officer
Land Remediation Section
Ministry of Environment and Climate Change Strategy
Phone: 604-582-5246

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From: s.22
Sent: Wednesday, December 20, 2017 8:29 AM
To: Larsen, Kelli L ENV:EX
Cc: Protection Division, Environmental; tips@GlobalTVBC.com
Subject: Re: FW: Environmental concern
Hi Kelli

I have been doing more research on this and the truth is 3 in ground gas tanks were in fact removed. These were not removed in the 90's as you were told. Yes, there was also an oil tank removed that was above ground. I am satisfied with the asbestos removal report. The Town is not cooperating in regards to the tanks removal.

s.22

Thank you,
s.22

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Land Remediation Section

Ministry of Environment and Climate Change Strategy

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Environmental Protection Division | BC Ministry of Environment & Climate Change Strategy



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I would appreciate your attention on this matter.

Thank you,

s.22


From: Chief Administrative Officer
To: [Larsen, Kelli L ENV:EX](#)
Subject: RE: Request for information - 271 Bridge Street, Princeton
Date: Thursday, December 21, 2017 11:42:52 AM

A copy of the demolition permit is also attached to the file that has been copied. It will be mailed this afternoon.

Bob Wilson | Interim CAO | **Town of Princeton**
151 Vermilion Ave Princeton BC V0X 1W0 | www.princeton.ca
P 250-295-3135 | F 250-295-3477 | E cao@princeton.ca

From: Larsen, Kelli L ENV:EX [<mailto:Kelli.Larsen@gov.bc.ca>]
Sent: December 21, 2017 11:27 AM
To: Chief Administrative Officer <cao@princeton.ca>
Subject: RE: Request for information - 271 Bridge Street, Princeton

Ok, that's what I thought was the case. Would it be possible to get a copy of the demotion permits that were issued for the work in August?

Kelli Larsen
Senior Contaminated Sites Officer
Land Remediation Section
Ministry of Environment and Climate Change Strategy
Phone: 604-582-5246
 Please consider the environment before printing this email.

From: Chief Administrative Officer [<mailto:cao@princeton.ca>]
Sent: Thursday, December 21, 2017 11:12 AM
To: Larsen, Kelli L ENV:EX
Subject: RE: Request for information - 271 Bridge Street, Princeton

Kelli, the report we have and which I am going to copy and mail to you, is a "Hazardous Material Assessment Report done in July of 2017 by Chase Valley Environmental Inc. of Penticton. Also, there is a "visual Inspection Clearance Letter" regarding the removal of asbestos. There has been no environmental assessment carried out on the site.

Let me know if you need anything else.

Bob Wilson | Interim CAO | **Town of Princeton**
151 Vermilion Ave Princeton BC V0X 1W0 | www.princeton.ca
P 250-295-3135 | F 250-295-3477 | E cao@princeton.ca

From: Larsen, Kelli L ENV:EX [<mailto:Kelli.Larsen@gov.bc.ca>]
Sent: December 21, 2017 10:57 AM
To: Chief Administrative Officer <cao@princeton.ca>
Subject: Request for information - 271 Bridge Street, Princeton

Hi Bill,

As discussed, please forward copies of any environmental reports for the subject site upon your return in the New Year.

My mailing address is:

Unit 200, 10470 152nd Street
Surrey, BC V3R 0Y3

Thank you for your assistance.

Happy holidays,

Kelli Larsen

Senior Contaminated Sites Officer
Land Remediation Section
Ministry of Environment and Climate Change Strategy
Phone: 604-582-5246

 *Please consider the environment before printing this email.*

From: s.22
To: [Larsen, Kelli L ENV:EX](#)
Subject: J.R. Contracting
Date: Tuesday, January 9, 2018 2:03:05 PM

Sent from [Mail](#) for Windows 10



Page 18 of 37



Page 19 of 37

From: Chief Administrative Officer
To: [Larsen, Kelli L ENV:EX](#)
Subject: RE: Request for information - 271 Bridge Street, Princeton
Date: Thursday, January 18, 2018 9:35:43 AM

Kelli, I looked through the property file and it doesn't have Business Licences in it. They are in a separate file which I will look at next week.

Key West Motors occupied the property in 1993 (sign permit request) and our records show that s.22 owned the property in 2002. No idea what business he operated. In November 2005, s.22 owned the property – again no idea as to what business he operated. s.22 owned the property in December 2008 and the Town got the property in March of 2017. s.22 just had an accumulation of “junk” and we were always issuing notices to him to clean it up or we were in court.

s.22 the Town has hired a permanent CAO who starts Monday. Her name is Cheryl Martens and she will have the same email address.

Hopefully I will have time next week to look at the business licences.

Bob Wilson | Interim CAO | **Town of Princeton**
151 Vermilion Ave Princeton BC V0X 1W0 | www.princeton.ca
P 250-295-3135 | F 250-295-3477 | E cao@princeton.ca

From: Larsen, Kelli L ENV:EX [<mailto:Kelli.Larsen@gov.bc.ca>]
Sent: January 16, 2018 2:01 PM
To: Chief Administrative Officer <cao@princeton.ca>
Subject: RE: Request for information - 271 Bridge Street, Princeton

Hi Bob,

That's helpful, thanks. I have reviewed all the information I have for this property and apparently after the gas station ceased operation, an auto repair business operated on the site. Do you have business license information or otherwise that would indicate when the auto repair ceased to operate? I am trying to determine a timeline of events to confirm whether or not a site profile should have been submitted following closure of the auto repair.

Regards,

Kelli Larsen
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Land Remediation Section
Ministry of Environment and Climate Change Strategy
Phone: 604-582-5246

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From: Chief Administrative Officer [mailto:cao@princeton.ca]
Sent: Monday, January 15, 2018 11:13 AM
To: Larsen, Kelli L ENV:EX
Subject: RE: Request for information - 271 Bridge Street, Princeton

Kelli, based on local knowledge, it seems the property was no longer used as a "gas station" in the early 1970's. Hope this is helpful.

Bob Wilson | Interim CAO | **Town of Princeton**
151 Vermilion Ave Princeton BC V0X 1W0 | www.princeton.ca
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From: Larsen, Kelli L ENV:EX [mailto:Kelli.Larsen@gov.bc.ca]
Sent: January 9, 2018 2:12 PM
To: Chief Administrative Officer <cao@princeton.ca>
Subject: RE: Request for information - 271 Bridge Street, Princeton

Thanks Bob.

I contacted s.22 and he sent me 2 photos. Apparently 3 tanks were removed from the site – 1 heating oil tank and 2 tanks that were associated with the old gas station (the gas tanks were located under the road, and had been previously decommissioned in place by filling with sand). Does the Town of Princeton have records of when the gas station ceased operations?

Thanks!

Kelli Larsen
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Land Remediation Section
Ministry of Environment and Climate Change Strategy
Phone: 604-582-5246

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From: Chief Administrative Officer [mailto:cao@princeton.ca]
Sent: Thursday, January 4, 2018 3:10 PM
To: Larsen, Kelli L ENV:EX
Subject: RE: Request for information - 271 Bridge Street, Princeton

Kelli, we have no documentation on that old heating oil tank that was removed. I don't know where it was disposed but possibly it was taken to the landfill. The contractor who demolished the building has the contract to operate our land fill. His name is s.22 and can be reached at s.22

Hope this is helpful

Bob Wilson | Interim CAO | **Town of Princeton**
151 Vermilion Ave Princeton BC V0X 1W0 | www.princeton.ca

From: Larsen, Kelli L ENV:EX [<mailto:Kelli.Larsen@gov.bc.ca>]
Sent: January 3, 2018 2:26 PM
To: Chief Administrative Officer <cao@princeton.ca>
Subject: RE: Request for information - 271 Bridge Street, Princeton

Hi Bob,

I just received the package of documents you sent to me, thanks. There wasn't any information in the package regarding the heating oil tank that was removed (ie. company that did the removal, whether it was empty and where it was disposed). Is there some documentation relating to that? Also, can you give me the name of the contractor that completed the demolition work.

Thanks again for your help. I hope you had a relaxing Christmas break.

Regards,

Kelli Larsen

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Subject: Request for information - 271 Bridge Street, Princeton

Hi Bill,

As discussed, please forward copies of any environmental reports for the subject site upon your return in the New Year.

My mailing address is:
Unit 200, 10470 152nd Street
Surrey, BC V3R 0Y3

Thank you for your assistance.

Happy holidays,

Kelli Larsen
Senior Contaminated Sites Officer
Land Remediation Section
Ministry of Environment and Climate Change Strategy
Phone: 604-582-5246

 Please consider the environment before printing this email.

From: s.22
To: [Larsen, Kelli L ENV:EX](#); [Minister, ENV ENV:EX](#); [Deputy Minister ENV:EX](#)
Cc: [Larson,MLA, Linda LASS:EX](#); [OfficeofthePremier, Office PREM:EX](#); premier@gov.ab.ca; tips@GlobalTVBC.com
Subject: Re: FW: Environmental concern
Date: Wednesday, February 7, 2018 1:00:03 PM

Hi Kelli

This is absolutely ridiculous; first we were told the tanks were removed in the 90's (I knew to be false), now you all of a sudden believe me that they were in fact removed in 2017 (curious what changed here) and the latest of this story is they were now filled with sand...again false! These tanks were empty. I am tired of getting of the run around and being lied to. The Town of Princeton cut environmental protocol, procedures and laws and needs to be held accountable just like any other citizen would be.

I want proof that these tanks were, now all of a sudden being claimed, decommissioned. You don't find that odd that you were were lied to by a CAO and now have received a new cover up story? When I looked at this property the tanks were not decommissioned approx 10 years ago.

Even if I was to believe this latest story (I don't) it does not matter as these tanks were in ground for decades and were old thus causing rust and most likely leakage.... A newer Esso was removed in the early 2000's and still has breathers in ground.

I have copied this entire email string to the upper levels as it is clear you believe any new made up story instead of the facts and truth. I informed you that s.22

s.22 so, I am inquiring as to how a municipal government can get away with bypassing environmental laws.

Our BC Government and myself are advocates and concerned with protecting the Environment and having clean water for generations to come.

Regards,

s.22

From: Larsen, Kelli L ENV:EX
Sent: February 7, 2018 12:59:30 PM
To: s.22
Subject: RE: FW: Environmental concern
Hi s.22


I have followed up with the demolition contractor. You are correct, the fuel tanks were removed during the demolition activities. However, the tanks had been previously decommissioned in place, meaning they had been emptied of fuel and filled with clean sand. As such, my email of November 29, 2017 (see below) still stands. The Town of Princeton was not obligated to submit a site profile for site decommissioning because the gas station stopped operating long before the current legal requirements existed.

No further action is required for this property at this time.

Regards,

Kelli Larsen

Senior Contaminated Sites Officer
Land Remediation Section
Ministry of Environment and Climate Change Strategy
Phone: 604-582-5246

 Please consider the environment before printing this email.

From s.22

Sent: Thursday, January 4, 2018 9:34 AM

To: Larsen, Kelli L ENV:EX

Subject: Re: FW: Environmental concern

Hi Kelli,

I have already provided you with s.22 phone number. s.22 has stated to several people that he removed the tanks in 2017 and I provided you with that information. I do not believe that s.22 will contact you since this is in violation of Environment Canada's standards/policies and he became quite hostile towards me and referenced me to his lawyer. I feel this is your job to follow up and through as I was just bringing this to your attention. I have also been in contact with Global news and the MLA.

The Town of Princeton, owner of that site, now has a new CAO, maybe contact him as well. The previous CAO, Rick Zerr, gave the original work order out. Town of Princeton ph. 250-295-3135.

Thanks,

s.22

From: Larsen, Kelli L ENV:EX <Kelli.Larsen@gov.bc.ca>

Sent: January 3, 2018 3:22:52 PM

To: s.22

Subject: RE: FW: Environmental concern

Hi Tom,

If s.22 would like to provide his information in writing, please forward my email address to him.

Regards,

Kelli Larsen

Senior Contaminated Sites Officer
Land Remediation Section
Ministry of Environment and Climate Change Strategy
Phone: 604-582-5246

 Please consider the environment before printing this email.

From: s.22

Sent: Wednesday, December 20, 2017 2:05 PM

To: Larsen, Kelli L ENV:EX

Subject: Re: FW: Environmental concern

Kelli,

Please call s.22 as he is the person who removed these tanks. I just spoke to him and he told me he did remove the underground gasoline tanks and they were dry and they were not in use for 50 years and he received the permits from the Town of Princeton. He also has pictures of said tanks. He can be reached at s.22

Thanks,

s.22

From: Larsen, Kelli L ENV:EX

Sent: December 20, 2017 10:35:01 AM

To: s.22

Subject: RE: FW: Environmental concern

Hi s.22

Please provide me with evidence that 3 underground gas tanks were removed from the site. Once I receive that information, I can determine the best approach to resolving any outstanding compliance issues at this property.

Regards,


Kelli Larsen

Senior Contaminated Sites Officer

Land Remediation Section

Ministry of Environment and Climate Change Strategy

Phone: 604-582-5246

 *Please consider the environment before printing this email.*

From: s.22

Sent: Wednesday, December 20, 2017 8:29 AM

To: Larsen, Kelli L ENV:EX

Cc: Protection Division, Environmental; tips@GlobalTVBC.com

Subject: Re: FW: Environmental concern

Hi Kelli

I have been doing more research on this and the truth is 3 in ground gas tanks were in fact removed. These were not removed in the 90's as you were told. Yes, there was also an oil tank removed that was above ground. I am satisfied with the asbestos removal report. The Town is not cooperating in regards to the tanks removal.

s.22

Thank you,

s.22

From: Larsen, Kelli L ENV:EX <Kelli.Larsen@gov.bc.ca>

Sent: November 29, 2017 11:54 AM

To s.22

Cc: Protection Division, Environmental

Subject: RE: FW: Environmental concern

Hi s.22

I have spoken to Rick Zerr from the Town of Princeton regarding this site.

Based on our discussion, it appears that the demolition activities qualify for an exemption from submitted a site profile form to the ministry. As per the Contaminated Sites Regulation section 4(9), a person is not required to submit a site profile for demolition if the demolition does not involve any disturbance or excavation of soil other than which is incidental to the demolition. It should also be noted that the fuel tanks for the gas station were removed back in the 90's when the station stopped operating. The tank that was removed was an old heating oil tank.

In addition, since the station actually shut down and removed the fuelling facilities prior to the existence of the Contaminated Sites Regulation (ie. before the site profile requirements existed), there is no legal responsibility to submit a site profile for decommissioning at this time.

If the Town of Princeton choses to sell or redevelop this property, the site profile process will be triggered if there is an application for rezoning, subdivision, or development permit and thus a site investigation will be required at that time. The City is aware of these requirements and understands the triggers for submitted site profiles.

With regards to your concerns about asbestos, that is regulated under the Hazardous Waste Regulation and outside my area of work. However, Rick Zerr indicated that any asbestos containing materials were removed by a qualified contractor prior to demolition of the building and the Town has records indicating such.

Based on the above, no further action is required by the Town of Princeton at this time.

Regards,


Kelli Larsen

Senior Contaminated Sites Officer

Land Remediation Section

Ministry of Environment and Climate Change Strategy

Phone: 604-582-5246

 Please consider the environment before printing this email.

From s.22

Sent: Wednesday, November 29, 2017 9:56 AM

To: Larsen, Kelli L ENV:EX

Cc: Protection Division, Environmental

Subject: Re: FW: Environmental concern

Thank you for your response. I also wanted to let you know that the Contractor that demolished the site is the manager of our local dump and all materials were also brought to the dump. During the demolition clouds of dust was sent everywhere throughout the downtown business core with adjacent residential properties. This is very concerning given the environmental concerns/impact with asbestos etc.

I would appreciate if you could please keep me updated and if you require further information I am happy to assist.

Thank you,

s.22

From: Larsen, Kelli L ENV:EX <Kelli.Larsen@gov.bc.ca>

Sent: November 23, 2017 2:46:28 PM

To: s.22

Cc: Protection Division, Environmental

Subject: RE: FW: Environmental concern

Hi s.22

The Land Remediation Section does not have any records for the two Parcel ID's you provided in your email below. In the case of a gas station, normally when a demolition permit is required from the local government, the provincial site profile process is triggered. We did not receive a site profile from the Town of Princeton in relation to a demolition permit. I will follow up with Rick Zerr at the Town of Princeton to determine if a demolition permit was required for the works described below or if an exemption from submitting a site profile was applicable (see Contaminated Sites Regulation, section 4).

If a site profile was not required for demolition, there is another trigger for submitting a site profile form directly to the ministry – for site decommissioning. The removal of tanks and buildings would constitute site decommissioning. As such, the ministry will send a letter to the current property owner notifying them of their obligations under the *Environmental Management Act* and Contaminated Sites Regulation with respect to the submission of a site profile.

Thank you for bringing this matter to our attention.

If you have any further questions regarding this matter, please contact me directly.

Regards,

Kelli Larsen

Senior Contaminated Sites Officer

Land Remediation Section

Ministry of Environment and Climate Change Strategy

Phone: 604-582-5246

 Please consider the environment before printing this email.

From: Protection Division, Environmental
Sent: Monday, November 20, 2017 1:28 PM
To: s.22

Subject: FW: Environmental concern

Good afternoon s.22

I apologize for the delay in responding. Your message has been forwarded to appropriate staff in our regional office and they will review your concerns as soon as possible.

Sincerely,

Brett Yerex

Office Assistant

Environmental Protection Division | BC Ministry of Environment & Climate Change Strategy



Ministry of
Environment

From: s.22

Sent: Sunday, November 19, 2017 11:39 AM

To: Protection Division, Environmental

Cc: ec.percrpy-percpyr.ec@canada.ca

Subject: Fw: Environmental concern

To Whom it May Concern,

I would appreciate a response to my questions and concerns, email below, regarding the negative environmental impact this situation has put the Town of Princeton residents in. I am not getting any answers from the municipality and have some grave concerns with the Town's lack of transparency and disregard concerning the welfare of its residents.

Thank you for your attention in this matter,

s.22

From: s.22

Sent: November 15, 2017 2:02 PM

To: envprotdiv@Victoria1.gov.bc.ca

Cc: s.22

Subject: Environmental concern

Dear Sir/Madam,

s.22 a property in PrincetonBC, that has been since demolished and old tanks removed, having an address of:

271 BRIDGE ST PRINCETON V0X 1W0

Lot 1 Block 3 Plan KAP37 District Lot 706 Land District 59 Portion SHOWN ON PL B3683

PID: 005-023-564

Lot 1 Block 3 Plan KAP3428B District Lot 706 Land District 59

PID: 005-023-572

Parcel Z Block 3 Plan KAP37 District Lot 706 Land District 59 (DD M27157) OF THAT PART OF LOT 9 SHOWN AS PARCEL C ON PLAN B1967

PID: 005-023-581

Year Built 1930

Description Automotive Centre

Area-Jurisdiction-Roll 17-562-00233.000

I inquired to the Town of Princeton for a copy of the environmental report since this was an old gas station dating back to 1930. I believe it remained a station until the 1990's. The CAO,

Rick Zerr, informed me they did not require an environmental study when they demolished the building (approx Aug 2017) and removed the old tanks from the ground on said property. This has me very concerned as s.22

s.22 the environmental issues and possible asbestos. How is it that a Municipality can proceed with demolition without the precautions and studies required by law? Is there a different standard for a municipality and a private investor?

I would appreciate your attention on this matter.

Thank you,

s.22

From: s.22
To: [Hanemayer, Vincent C ENV:EX](#)
Subject: Re: Whistleblower, Princeton, BC
Date: Tuesday, April 10, 2018 10:50:54 AM

Vince,

Thank you for bringing this to my attention. Would it be possible for the program supervisor to contact me and forward me his/her contact information?

Thanks.
s.22

Sent from my Samsung Galaxy Tab®4

----- Original message -----

From: "Hanemayer, Vincent C ENV:EX" <Vincent.Hanemayer@gov.bc.ca>
Date: 2018-04-10 10:45 (GMT-08:00)
To: s.22
Subject: RE: Whistleblower, Princeton, BC

Hello, s.22

I understand that our program supervisors have been made aware of your concerns with this site.

Vince

From s.22
Sent: Tuesday, April 10, 2018 10:40 AM
To: Hanemayer, Vincent C ENV:EX
Subject: Re: Whistleblower, Princeton, BC

Thank you for looking into this, however, our group feels that Kelli Larsen is believing the lies that are being told and is not seriously looking into the truth and seriousness of this matter and possible consequences to the residents of Princeton.

Would it be possible to forward this up to a supervisor or manager, as it is known that the fuel tanks were not removed by environmental standards there were no tests performed. Ms. Larsen believed the tanks were not removed, until we proved different. There is a definite cover up and discrepancies going on and we are requesting a thorough investigation.

Thank you,

s.22

Sent from my Samsung Galaxy Tab®4

----- Original message -----

From: "Hanemayer, Vincent C ENV:EX" <Vincent.Hanemayer@gov.bc.ca>

Date: 2018-04-10 10:34 (GMT-08:00)

To: s.22

Subject: RE: Whistleblower, Princeton, BC

Dear, s.22

Thank you for the additional information. I have checked our files and I see that Kelli Larsen is the lead on this file and has responded to your previous enquiries. Therefore, I suggest that you contact her with any further questions.

Vincent C. Hanemayer
Senior Contaminated Sites Officer

vincent.hanemayer@gov.bc.ca
604 582-5377; Fax 604 584-9751

www.gov.bc.ca/siteremediation

From: s.22

Sent: Tuesday, April 10, 2018 10:19 AM

To: Hanemayer, Vincent C ENV:EX

Subject: Re: Whistleblower, Princeton, BC

Thank you for your response. The address is 271 Bridge Street, Princeton, BC also known as former Key West Motors. This site was an old gas station, mechanic garage and car dealership. We do have proof that 3 gasoline tanks were dug up and removed.

Regards,

s.22

Sent from my Samsung Galaxy Tab®4

----- Original message -----

From: "Hanemayer, Vincent C ENV:EX" <Vincent.Hanemayer@gov.bc.ca>

Date: 2018-04-10 10:12 (GMT-08:00)

To: s.22

Subject: RE: Whistleblower, Princeton, BC

Hi, s.22

Your query was sent to me for follow-up. Could you please provide me the address of the property so I can determine whether we have a file for the site and whether there are any outstanding reporting requirements associated with the site.

Thanks,

Vincent C. Hanemayer
Senior Contaminated Sites Officer

vincent.hanemayer@gov.bc.ca
604 582-5377; Fax 604 584-9751

www.gov.bc.ca/siteremediation

From: s.22

Sent: Monday, April 9, 2018 11:30 AM

To: Odense, Remi B ENV:EX

Subject: Fw: Whistleblower, Princeton, BC

Good Morning,

An old gas station site was demolished in Princeton Aug/Sept of 2017. 3 underground fuel tanks were removed without notifying Environment specialists. This site is located approx 100 meters from Tulameen River and residential is surrounding. There was no testing for contaminants and I am being stonewalled and lied to when inquiring further. I have even been told to drop this.

I am seeking some assistance in this matter and was forwarded your information.

I also can be reached at s.22

Thank your for your time,

s.22

From: Charles Thrift <CThrift@ccme.ca>

Sent: April 9, 2018 12:19 PM

To: s.22

Subject: RE: Whistleblower, Princeton, BC

Hi s.22

Thanks for the note. I recommend you reach out to BC's member of our Contaminated Sites Working Group:

Remi Odense
Ministry of the Environment and Climate Change Strategy

250-387-9512
remi.odense@gov.bc.ca

Best regards,
Charles

Charles Thrift
Coordinator, Programs
Canadian Council of Ministers of the Environment

t 204-948-2032 | c 204-793-0291 | cthrift@ccme.ca

From s.22

Sent: April 9, 2018 11:25 AM

To: Charles Thrift <CThrift@ccme.ca>

Subject: Whistleblower, Princeton, BC

Good morning,

s.22 are seeking some assistance in the Environment level as we witnessed an old gas station site approx 100 meters from our watershed has been dismantled and 3 underground fuel tanks removed without Environment's knowledge, proper permits, reports, tests.....etc.

We have been stonewalled and lied to and even have written proof.

Any assistance in this matter is greatly appreciated.

Thank you for your time,

s.22

From: Jason, JILL@BC20
To: [REDACTED]
Subject: [REDACTED]
Date: Tuesday, April 19, 2016 11:47:29 AM

Hi!
It appears that you are requesting information from our files (as per your hand-written notes following the email below). Please follow this link to information on requesting information on sites, which includes a request form (under heading: Information Request). Information requests should be sent to ajacob@environment.gov.bc.ca for processing.
Note the Site Registry ID for this property is 31227.

Regards,
Keith Larson
Senior Contaminated Sites Officer
Land Remediation Section
Ministry of Environment and Climate Change Strategy
Phone: 604-586-5346

* Please consider the environment before printing this email.

From: [REDACTED]
Sent: Monday, April 18, 2016 11:33 AM
To: Jason, Jill
Subject: [REDACTED]

Hi Keith!
This is absolutely ridiculous; first we were told the tanks were removed in the 90's (I knew to be false), now you all of a sudden believe me that they were in fact removed in 2017 (outrious what changed here) and the latest of this story is they were now filled with sand... Again false! These tanks were empty. I am tired of getting of the run around and being lied to. The Town of Princeton our environmental protocol, procedures and laws and needs to be held accountable just like any other citizen would be.

I want proof that these tanks were, now all of a sudden being claimed, decommissioned. You don't find that odd that you were were lied to by a CAO and now have received a new cover up story? When I looked at this property the tanks were not decommissioned approx 10 years ago.

Even if I was to believe this latest story (I don't) it does not matter as these tanks were in ground for decades and were old thus causing rust and most likely leakage.... A newer issue was removed in the early 2000's and still has brothers in ground.

I have copied this entire email string to the upper levels as it is clear you believe any new made up story instead of the facts and truth.
Our BC Government and myself are advocates and concerned with protecting the Environment and having clean water for generations to come.

So, I am inquiring as to how a municipal government can get away with bypassing environmental laws.

Regards,
[REDACTED]

Request for Information

- licensed petroleum technician - to remove tanks
 - Regional Environmental officer has the list -
 - licensed technician to fill out application for permit to remove tanks.
 - must have written approval from Regional Environment Officer
 - If filled w/ sand, where is the sand? There must be documentation on this.
 - Examination Report from licensed tech?
 - Dangerous goods handling + transportation permit?
 - Soil testing samples? Report? Result
 - Hydrocarbon vapour samples of soil
 - excavation wall + bottom of underground +
 - Site diagram of all components related to tanks? Excavation Diagram of samples taken.
 - A tank pull report
 - Phase II site investigation report.
- * Photos, written notes, reports + samples + applications of all the above

From: 
To: info@princeton.ca
Subject: Re: Site information request - 271 Bridge Street, Princeton (Site 21227)
Date: Tuesday, April 16, 2019 11:02:02 AM

Hi Karl,

We confirmed because according to your last email no tests, no license technician needed to be on site, no environmental permits needed to be issued, no reports were given, no test results etc... and now you want me to request information that doesn't exist? My handwritten notes is just the very beginning part of what environmental law states needs to be done when underground fuel tanks are removed then it goes into phase 2. My point is that none of what I have outlined has been followed and you stated as such.
I have also contacted an Environmental Law Office and other Environmental Protection Groups.

Someone has dropped the ball on this potential hazardous issue to the residents of Princeton since it is less than 100 m from our watershed and this old site was not only a gas station but it was also a mechanic garage.

Our group is determined to get some answers and an investigation started.

I am requesting that you please forward this information to your supervisor and that someone get back in touch with me.

Thank you.



See Document Summary Gallery Table4

----- Original message -----
From: "Larson, Karl L. ENV ESQ." <Karl.Larson@gov.bc.ca>
Date: 2019-04-16 11:47 (GMT-08:00)
To: 
Subject: Site information request - 271 Bridge Street, Princeton (Site 21227)

Hi 

It appears that you are requesting information from our files (as per your hand written notes following the email below). Please follow this link to information on requesting information on sites, which includes a request form (under heading: Information Request): <https://www2.gov.bc.ca/gov/content/environment/air/land/water/site/remediation/contaminated-sites-services/under-heading-information-Request>. Information requests should be sent to agf@ec.gc.ca for processing.

Note the Site Registry ID for the property is 21227.

Regards,

Karl Larson
Senior Contaminated Sites Officer
Land Remediation Section
Ministry of Environment and Climate Change Strategy
Phone: 604-465-5246
* Please consider the environment before printing this email.

From: 
Sent: Monday, April 15, 2019 11:25 AM
To: Larson, Karl L. ENV ESQ.
Subject: #2

Hi Karl!

This is absolutely ridiculous; first we were told the tanks were removed in the 90's (I knew to be false), now you all of a sudden believe me that they were in fact removed in 2017 (curious what changed here) and the latest of this story is they were now filled with sand...again false! These tanks were empty. I am tired of getting off the run around and being lied to. The Town of Princeton cut environmental protocol, procedures and laws and needs to be held accountable just like any other citizen would be.

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Regards,

s.22

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Request for Information

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 - Regional Environmental officer has the list -
 - licensed technician to fill out application for permit to remove tanks.
 - must have written approval from Regional Environment Officer
 - If filled w/ sand, where is the sand? There must be documentation on this.
 - Examination Report from licensed tech?
 - Dangerous goods handling + transportation permit?
 - Soil testing samples? Report? Result
 - Hydrocarbon vapour samples of soil
 - excavation wall + bottom of underground +
 - Site diagram of all components related to tanks? Excavation Diagram of samples taken.
 - A tank pull report
 - Phase II site investigation report.
- * Photos, written notes, reports + samples + applications of all the above